

**To:** John Tunstall, Norris & Tunstall  
**From:** Brian Chambers, Senior Planner; 910.342.2782  
**CC:** File;  
**Date:** 4/27/2021  
**Re:** Barclay Place Phase 2 TRC Rev 1

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The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Brian Chambers	Planning, Plan Review	Comments below
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Anna Reh-Gingerich	Stormwater	Comments attached

#### Planning Review

Brian Chambers, [brian.chambers@wilmingtonnc.gov](mailto:brian.chambers@wilmingtonnc.gov), 910.342.2782

#### Comments:

- A revised recombination plat or a minor subdivision will need to be submitted to allow for the lot line configuration proposed. Please call to discuss.
- Please remove construction stamps, they are no longer necessary as plans are now approved digitally.
- South Hall Drive does not appear to be a private right-of-way, please label as private drive.
- Show location and amount of bicycle parking spaces, 10 spaces required.
- Identify amount and location of required open space area.
- There are a number of trees located within proposed essential site improvements that are not identified for removal. See sheet C3.
- Identify improvement requiring 30-inch Oak to be removed, can this be relocated to save this tree?
- Are trees being removed for ditch relocation, drainage improvement?
- Tree credits can only be used for trees that are not otherwise required to be protected. Trees being saved that do not qualify as a protected tree can be shown as being retained for tree credits.
- Significant trees identified for removal on site inventory (I-1) do not match significant trees being removed on landscape plan (L1.0).

Project Name: Barclay Place Phase II  
Formal TRC Date: 04/29/2021  
Reviewer: Eric Seidel, PE  
Department: Engineering – Plan Review Section

1. Per discussions held at the Pre-TRC Barclay Place Subdivision meeting, on 2/11/21, the proposed subdivision does not meet access requirements. With South Hall not being a dedicated right-of-way Lot 3 does not have appropriate frontage. A variety of platting options will be discussed at the TRC meeting to determine how access and frontage requirements can be met.
2. The subdivision will require sidewalk improvements along Shipyard Boulevard in front of Lots 1 & 2. Dependent upon how the subdivision moves forward Lot 4 frontage may need to be improved along Longstreet Drive. There may be an opportunity for a recombination which will not require public improvements at this time.
3. It looks as though Lot 4 BUA has been allocated to the Wet Pond. Has any consideration been given to how this runoff will cross the proposed ditch section running along the rear property line? Pump?
4. Will proposed townhomes be sold? If so, access needs to be discussed along with deed restrictions.
5. Assure all sheets are updated to reflect any changes to proposed property lines. FYI: Sheet DA.1 was very helpful please make sure it gets appropriately updated.
6. It would be very helpful for Phase I and Lot 3 to be recombined and serve as the Master stormwater permit with Lots 1, 2, & 4 being future offsite permits. Further discussions will be held at the meeting on how best to handle the permits moving forward.
7. An encroachment agreement will be needed for the proposed retaining wall located within the public drainage easement.
8. Proposed ditch cross sections are under review by Stormwater Services, comments forthcoming.
9. Sheet C3.2: Provide Drainage Areas for JB2-20A & CI 2-22B which are designed to capture future lot 2 drainage.
10. Calculations: Please clarify how the tailwater for the 10yr and 50yr were determined. The approved Wet Pond plans on file show the 10 yr stage elevation at 39.7' and 50 yr. at 40.7'. Based on the age of the existing plans, there is potential for a discrepancy in the vertical datum, however, they still seem a bit off.
11. Calculations; Drainage Area Table: Based on the pipe sizing it looks like the intent for JB2-20A & CI-22B is to catch more than the 7,355 sf of offsite allocated. Please clarify.
12. Calculations: Update Pond Drainage Attachment 1 once lot configurations have been adjusted.
13. Please forward DEQ Permit Modification SW8960820 to Engineering once received.

*Project Name: **BARCLAY PLACE PHASE 2***  
*Formal TRC Date: **04.29.2021***  
*Reviewer Name: **Mitesh Baxi***  
*Reviewer Department/Division: **PDT/Traffic Engineering***

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**TECHNICAL STANDARDS:**

1. Accessible ramp(s) and parking sign details are missing for few handicap parking spaces. Revise to show the details at least for buildings 4, 5, 6, 7. If ramps are not required detectable warning domes are recommended at the transition of aisle and sidewalk.
2. Dimension the accessible aisle width for handicap spaces.

Please let me know if you have any questions or if I can be of further assistance.

Project Name: **BARCLAY PLACE SUBDIVISION**  
 TRC Date: **04.29.2021**  
 Reviewer Name: **BILL McDow**  
 Reviewer Department/Division: **PDT/Transportation Planning**

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**TECHNICAL STANDARDS:**

1. The site is adjacent to the Cross City Trail. Please show the multi-use path on the plans.
2. Please show sidewalk along Shipyard Blvd and eastern side of Southhall Drive.
3. Please show the proposed ITE Estimated Trip Generation Numbers for the project with the AM Peak Hour Total, PM Peak Hour Total and 24 Hour Daily Total for all proposed uses:

Land Use	Type	ITE Code*	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips		Saturday Peak Hour trips	
				Enter	Exit	Enter	Exit	Enter	Exit
Other Proposed Uses									
Apartment *****Units	220								

4. Provide cross section and dimensions for the Southhall Drive, including horizontal centerline radius, tangent length, width, etc.). [[Table 2, page 7-5, CofW Technical Standards](#)]
5. The end of Southhall Drive extends over 150' beyond Costmary Lane, if Fire and Rescue vehicles are proposed to operate at the end of this street, it may be necessary to construct a vehicle turnaround for this street.

Please let me know if you have any questions regarding the comments.

**Project:** Barclay Place Phase 2  
**TRC Meeting Date:** 4/29/21  
**Reviewer:** Anna Reh-Gingerich  
**Department:** Stormwater Services

To Whom It May Concern:

The Barclay Place Phase 2 project falls within the Barnards Creek Watershed. Any additional infiltration on-site would help reduce the amount of stormwater runoff and pollution that could enter Barnards Creek.

My comments:

1. Incorporate pervious materials into sidewalks and/or the parking stalls. Any replacement of impervious material with pervious material (pavers, pervious concrete, porous asphalt) would help reduce the amount of stormwater going to the permitted pond.
2. Please continue to maximize the amount of tree save on the property. Citizens have been very vocal over tree loss and the Wilmington Tree Initiative was specifically created to improve the tree canopy within City limits. Trees are helpful for improving erosion control, stormwater management, the heat island effect, air quality, and energy efficiency. It looks like there may be opportunities in landscaping areas and along roadways to save trees.
3. Consider incorporating secondary SCMs, such as bioretention areas, into the site plan/landscaping to create a “treatment train” before being directed to a primary SCM to increase treatment, add interest, and reduce costs on larger primary SCMs:
  - EPA Green Streets video  
<https://www.youtube.com/watch?v=TxqxEqnHIKw&feature=youtu.be>;
  - Massachusetts “Green Parking” example: <https://www.mass.gov/service-details/demonstration-3-permeable-paving-materials-and-bioretenion-in-a-parking-lot>
  - NCDEQ Stormwater Manual, Bioretention Cell Chapter:  
<https://files.nc.gov/ncdeq/Energy%20Mineral%20and%20Land%20Resources/Stormwater/BMP%20Manual/C-2--Bioretention---11-20-020.pdf>



1. Thank you for incorporating some native plants! I would encourage you to incorporate more wherever possible. Native plants require less maintenance than non-native plants to grow successfully since they are already acclimated to local conditions.
  - **Please find alternatives for the proposed *Ligustrum japonicum* and *Nandina domestica*. Both plants are invasive and Heavenly Bamboo is extremely toxic to birds.**
    - NCSU Co-operative extension recommends native alternatives for heavenly bamboo: <https://plants.ces.ncsu.edu/plants/nandina-domestica/>
    - Japanese privet is an invasive species in North Carolina: <https://plants.ces.ncsu.edu/plants/ligustrum-japonicum/>
  - Consider native tree alternatives to the proposed Japanese maples and Crape Myrtles (crape myrtles provide no nectar for pollinators). Alternatives include native species such as serviceberry, American persimmon, American hophornbeam, redbuds, dogwoods, Carolina cherry laurel, varieties of *Magnolia grandiflora*, red maple (*Acer rubrum*), or cherrybark oak (*Quercus pagoda*), to name a few. A full list is available here, but keep space and height in mind when selecting:  
[https://plants.ces.ncsu.edu/find\\_a\\_plant/?plant\\_type\\_id=11&plant\\_type\\_id=18&nc\\_region\\_id=1](https://plants.ces.ncsu.edu/find_a_plant/?plant_type_id=11&plant_type_id=18&nc_region_id=1)
  - The North Carolina Extension Gardener Plant Toolbox is also a great resource. This link leads to a search of native, flowering, coastal shrubs:  
[https://plants.ces.ncsu.edu/find\\_a\\_plant/?plant\\_type\\_id=17&nc\\_region\\_id=1&flower\\_value\\_to\\_gardener\\_id=1&landscape\\_theme\\_id=7](https://plants.ces.ncsu.edu/find_a_plant/?plant_type_id=17&nc_region_id=1&flower_value_to_gardener_id=1&landscape_theme_id=7)
  - Native sedges are a great, low-maintenance option which could be used as groundcovers as well (note that non-native sedges are indicated with an asterix \*):  
[http://hoffmannursery.com/assets/files/files/Hoffman\\_Nursery\\_Green\\_Infrastructure\\_Chart.pdf](http://hoffmannursery.com/assets/files/files/Hoffman_Nursery_Green_Infrastructure_Chart.pdf); Muhly grass would also be a showy, native grass alternative to the proposed breeze grass: [https://brunswick.ces.ncsu.edu/wp-content/uploads/2017/11/ORNAMENTAL\\_GRASSES\\_2017.pdf?pwd=no](https://brunswick.ces.ncsu.edu/wp-content/uploads/2017/11/ORNAMENTAL_GRASSES_2017.pdf?pwd=no)
  - Consider some native shrub alternatives:
    - American Beautyberry: <https://plants.ces.ncsu.edu/plants/callicarpa-americana/>
    - Oak Leaf Hydrangea: <https://plants.ces.ncsu.edu/plants/hydrangea-quercifolia/>
    - Sweet Pepperbush: <https://plants.ces.ncsu.edu/plants/clethra-alnifolia/>
    - Arrowwood Viburnum: <https://plants.ces.ncsu.edu/plants/viburnum-dentatum/>
    - And others:  
[https://plants.ces.ncsu.edu/find\\_a\\_plant/?plant\\_type\\_id=11&plant\\_type\\_id=17&flower\\_value\\_to\\_gardener\\_id=1&nc\\_region\\_id=1](https://plants.ces.ncsu.edu/find_a_plant/?plant_type_id=11&plant_type_id=17&flower_value_to_gardener_id=1&nc_region_id=1)
  - There are more great options in this booklet, including trees, flowers, shrubs, and groundcovers: <https://ncwildflower.org/handouts/Coastal-Landscaping-Guide-Book.pdf>
  - Native Azalea species: <https://www.trianglegardener.com/wp-content/uploads/2018/12/Native-Azalea-Chart.pdf>

Thank you for the opportunity to review! Please do not hesitate to reach out to me if you have any other questions or would like to explore other ways to improve infiltration on-site.

Thank you,

Anna Reh-Gingerich

Interim Watershed Coordinator - Heal Our Waterways  
Program City of Wilmington Stormwater Services  
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